

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Stefanowicz Corporation legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 242.2 to permit side yard setbacks of 2 ft. and 35 feet, in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Strict compliance with the Regulations would cause the Petitioner practical difficulty and unreasonable hardship due, among other factors, to the irregular size and shape of Petitioner's property which is further complicated by line between a B.L. zone and an M.R. zone dividing the property, thereby rendering the orderly and reasonable development of Petitioner's property impossible.
2. That the requested variances are in spirit and harmony with the Zoning Regulations and will in no way affect the public health, safety and general welfare of the area involved, but will, in fact, be of benefit to the area.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Donald E. Crombie  
Petitioner's Attorney  
Address: 400 East Joppa Road  
Towson, Maryland 21204

Walter N. Stefanowicz  
Legal Owner  
Address: 10854 York Road  
Cockeysville, Maryland 21030

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of March, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of May, 1980, at 1:30 o'clock P.M.

March 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of May, 1980, at 1:30 o'clock P.M.

Very truly yours,  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

Enclosures  
cc: Mr. Paul Lee, Engr. Inc.  
304 W. Pennsylvania Ave.  
Towson, Md. 21204

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Stefanowicz Corporation legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the construction of an office building and accessory parking area in an M.R. Zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Donald E. Crombie  
Petitioner's Attorney  
Address: 400 East Joppa Road  
Towson, Maryland 21204

Walter N. Stefanowicz  
Legal Owner  
Address: 10854 York Road  
Cockeysville, Maryland 21030

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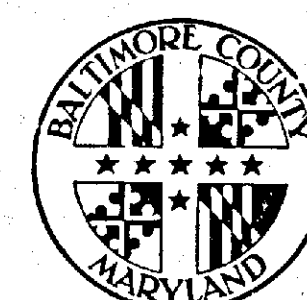
Very truly yours,  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

Enclosures  
cc: Mr. Paul Lee, Engr. Inc.  
304 W. Pennsylvania Ave.  
Towson, Md. 21204

# BALTIMORE COUNTY

# ZONING PLANS

# ADVISORY COMMITTEE



# PETITION AND SITE PLAN

# EVALUATION COMMENTS

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 16, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

R. Bruce Alderman, Esquire  
305 West Chesapeake Avenue  
Towson, Maryland 21204

ooo  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

RE: Item No. 134  
Petitioner-Stefanowicz Corporation  
Special Exception and Variance  
Petitions

Dear Mr. Alderman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, currently zoned B.L. and M.R., is located on the east side of York Road south of Thelma Avenue in the 8th Election District and is improved with a former service station converted to a retail store, while vacant land exists to the rear. Adjacent properties to the north and south are improved with an existing dwelling/office building and a C & P Telephone Company building to the south.

This combination hearing is necessitated as a result of your client's proposal to construct an office building in the M.R. zoned portion of this site closer the side property lines than allowed. There is also indicated on the submitted site plan an area for additional parking spaces. In view of the fact that the revised site plan was approved by the Planning Board on April 17, 1980, this petition was scheduled for a hearing.

I personally spoke with Mr. John Meyers of the State Highway Administration, and he indicated that the revised plans would be acceptable for the hearing. However, if the petition is granted, some minor changes will have to be made. For further information on this matter, you may contact Mr. Meyers at 383-4321. Particular attention should be afforded to the comments of the Department of Permits and Licenses concerning the construction of the proposed building along the southerly property line. If

# BALTIMORE COUNTY, MARYLAND

# INTER-OFFICE CORRESPONDENCE

Mr. William Hammond  
TO: Zoning Commissioner

John D. Seyffert  
FROM: Director of Planning and Zoning

Proposed development in M.R. Zone - 2317 York Road

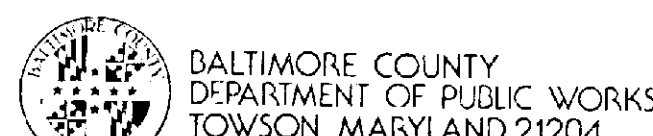
SUBJECT: Proposed development in M.R. Zone - 2317 York Road

At its regular monthly meeting, held on April 17, 1980, the Baltimore County Planning Board reviewed the subject M.R. site and subsequently favorably recommended approval of the site plan.

As per Section 240.3 of the Baltimore County Zoning Regulations, I am forwarding you five copies of the Proposed Development Plan, which has been approved by this office.

John D. Seyffert  
Director of Planning and Zoning

JDS:JWLrh



Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

February 4, 1980

Re: Item #134 (1979-1980)  
Property Owner: The Stefanowicz Corporation  
E/S York Rd. 55' S. Thelma Ave.  
Existing Zoning: B.L. & M.R.  
Proposed Zoning: Variance to permit a building height of 50' in lieu of the required 40' and a front setback of 10' in lieu of the average 121'.  
Acres: 2.79 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

# General:

The location of the existing or former buried fuel storage tanks at the location of the proposed 5-story building has not been indicated on the submitted plan.

# Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Entrance locations are also subject to approval by the Baltimore County Department of Traffic Engineering.

The required construction and/or reconstruction of concrete sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

# Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

# Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #134 (1979-1980)  
Property Owner: The Stefanowicz Corporation  
Page 2  
February 4, 1980

# Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

# Water and Sanitary Sewer:

There are public 12 and 30-inch water mains in York Road. There is also a 30-inch transmission water main, from the Stratford Water Tank, within the indicated Baltimore County 15-foot right-of-way, (Drawing #54-1235, File 3). There is 8-inch public sanitary sewerage in a Baltimore County utility easement within this property, as indicated (Drawing #69-0245, File 1).

The Petitioner is cautioned that no encroachment by construction of any structure, including footings is permitted within Baltimore County rights-of-way and utility easements. During the course of construction on this property, protection must be afforded by the contractor for these public utilities. Any damage sustained would be the full responsibility of the Petitioner.

The Petitioner is responsible for the entire cost of any relocation of the existing public sanitary sewerage including the preparation and the cost of construction drawings and right-of-way plats required, all right-of-way acquisition and/or release costs, and recording charges incurred.

The Petitioner is responsible for the cost of capping and plugging any existing service connections not used to serve the proposed 5-story office building.

Very truly yours,

ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers

S-NE Key Sheet  
56 NW 3 Pos. Sheet  
NW 14 A Topo  
51 Tax Map



ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of September, 1980, that the herein Petition for Variances to permit side yard setbacks of two feet and thirty-five feet in lieu of the required fifty feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions of the accompanying Special Hearing Order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of September, 1980, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

1. The proposed development plan, as prepared by Paul Lee Engineering, Inc., and marked Petitioner's Exhibit 1, was approved by both the Baltimore County Planning Board and the Office of Planning and Zoning on April 17, 1980.
2. In accordance with Section 240.3 of the Baltimore County Zoning Regulations, a hearing was held on May 27, 1980.
3. The construction of an office building and accessory parking area in an M.R. Zone would be in strict harmony with the spirit and intent of the aforementioned regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of September, 1980, that the construction of an office building and accessory parking area in an M.R. Zone, as requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the development plan herein incorporated by reference.
2. Compliance with the comments submitted by the Maryland Department of Transportation, dated January 14, 1980, and the Department of Permits and Licenses, dated April 14, 1980.
3. The existing improvement, originally used as a service station but now containing a garden shop, shall be razed prior to occupancy of the office building.
4. No medical offices shall be located above the ground floor.
5. Approval of the aforementioned development plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 10/1/80 BY [Signature]



STEPHEN E. COLLINS  
DIRECTOR

May 6, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item 134 - ZAC - January 2, 1980  
Property Owner: The Stefanowicz Corporation  
Location: E/S York Road 55' S. Thelma Ave.  
Existing Zoning: B/L & M.R.  
Proposed Zoning: Variance to permit a building height of 50' in lieu of the required 40' and a front setback of 10' in lieu of the average 121'.

Acres: 2.79  
District: 9th

Dear Mr. Hammond:

REVISED COMMENTS

The proposed office building can be expected to generate 650 trips per day with medical offices and 315 trips per day with all general offices.

The driveway for this site should be 24' wide in its entirety. This site is in a capacity deficient zone.

Very truly yours,

[Signature]  
Michael S. Flanigan  
Engineer Associate II

MSF/bza



STEPHEN E. COLLINS  
DIRECTOR

February 20, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 134 - ZAC - January 2, 1980  
Property Owner: The Stefanowicz Corporation  
Location: E/S York Road 55' S. Thelma Ave.  
Existing Zoning: B/L & M.R.  
Proposed Zoning: Variance to permit a building height of 50' in lieu of the required 40' and a front setback of 10' in lieu of the average 121'.

Acres: 2.79  
District: 9th

Dear Mr. Hammond:

The proposed office building can be expected to generate between 275 and 515 trips per day.

This site is located in a capacity deficient area.

Very truly yours,

[Signature]  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd



Maryland Department of Transportation  
State Highway Administration

James J. O'Donnell  
Secretary  
M. S. Caltrider  
Administrator

January 14, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting Jan. 2, 1980  
ITEM: 134.  
Property Owner: The Stefanowicz Corporation  
Location: E/S York Rd. (Route 45) 55' S. Thelma Ave.  
Existing Zoning: P.L. & M.R.  
Proposed Zoning: Variance to a building height of 50' in lieu of the required 40' and a front setback of 10' in lieu of the average 121'.  
Acres: 2.79  
District: 8th

Dear Mr. Hammond:

The site is, at present, improved with a gas station building with two entrances from York Rd. Access into the adjacent property to the north, is by way of the entrance into the former gas station. It is our understanding that the owner of the adjacent property has rights or an agreement to use this entrance. If this is the case, then the plan must indicate a provision for access into the adjacent property. In any event, the entrance indicated is not acceptable. It is too narrow and is of the incorrect type. A depressed curb type entrance would be proper for this location. It is recommended that the existing entrance be retained. The plan must indicate that the existing south entrance is to be closed and replaced with standard curb and sidewalk sections.

The matter of access into the adjacent property must be resolved and the plan must be revised prior to a hearing date being assigned.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

[Signature]  
By: John E. Meyers

CL:JEM:mah

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD I. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 21, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 134, Zoning Advisory Committee Meeting of January 2, 1980, are as follows:

Property Owner: The Stefanowicz Corporation  
Location: E/S York Rd. 55' S. Thelma Ave.  
Existing Zoning: B.L. & M.R.  
Proposed Zoning: Variance to permit a building height of 50' in lieu of the required 40' and a front setback of 10' in lieu of the average 121'.  
Acres: 2.79  
District: 8th

Metropolitan water and sewer is available.

Prior to the new installation(s) of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation(s) before work begins.

Very truly yours,

[Signature]  
Ian J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF:ph

cc: Air Pollution



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

January 23, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: The Stefanowicz Corporation

Location: E/S York Rd. 55' S. Thelma Ave.

Item No: 134 Zoning Agenda: Meeting of 1/2/80

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. (Along York Road.)

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

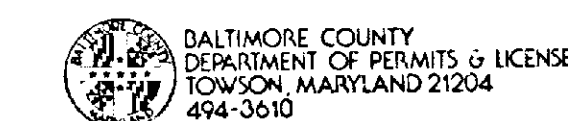
( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER [Signature] Noted and Approved: [Signature]  
Planning Division Fire Prevention Bureau  
Special Inspection Division



TED ZALESKI, JR.  
DIRECTOR

April 14, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

REVISED  
Comments on Item #134 Zoning Advisory Committee Meeting, April 8, 1980 are as follows:

Property Owner: The Stefanowicz Corporation  
Location: E/S York Road 55' S. Thelma Ave.  
Existing Zoning: B.L. & M.R.  
Proposed Zoning: Variance to permit a building height of 50' in lieu of the required 40' and a front setback of 10' in lieu of the average 121'.  
Acres: 2.79  
District: 8th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes, and other.
- X B. A building/structure shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- X F. Requested variance conflict with the Baltimore County Building Code, Section 211.0 Exterior opening protectives 2' 0" from property line.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments: Building or site plans do not indicate compliance to Handicapped Code. State Handicapped Code will require a specific size elevator. Please review and advise.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

[Signature]  
Charles E. Burman, Chief  
Plans Review

CEB:rrj





Baltimore County  
Department of Permits and Licenses  
TOWSON, MARYLAND 21204  
(301) 494-3610

Ted Zelenki, Jr.  
DIRECTOR

January 15, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #13, Zoning Advisory Committee Meeting, January 2, 1980  
are as follows:

Property Owner: The Stefanowicz Corporation  
Location: E/S York Road 55' S Thelma Ave.  
Existing Zoning: M.R. & M.R.  
Proposed Zoning: Variance to permit a building height of 50' in lieu of the  
required 40' and a front setback of 10' in lieu of the  
average 121'

Acres: 2.79  
District: 8th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.)  
1978 Edition, State of Maryland Code for the  
Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.  
Miscellaneous (razing, paving, etc)

X C. Additional \_\_\_\_\_ Permit shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an  
application for a building permit.

X F. Three sets of construction drawings with a registered Maryland  
Architect or Engineer's original seal will be required to file  
an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line.  
Contact Building Department if distance is between 3'0" and 6'0"  
of property line.

H. Requested setback variance conflicts with the Baltimore County  
Building Code. See Section \_\_\_\_\_

I. No Comment.

X J. Comment: An elevator is required as well as an sprinkler under State Laws.

NOTE: These comments reflect only on the information provided by the  
drawing submitted to the office of Planning and Zoning and are not  
to be construed as the full extent of any permit.

Very truly yours,

*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
PETITION FOR SPECIAL HEARING  
E/S of York Rd., 55' S of Thelma Ave.  
B. District : OF BALTIMORE COUNTY

THE STEFANOWICZ CORPORATION, : Case No. 80-244-ASPH  
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

I want to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel

*John W. Hession, III*  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1980, a copy of the foregoing

Order was mailed to R. Bruce Alderman, Esquire, 305 W. Chesapeake Avenue, Towson,

Maryland 21204, Attorney for Petitioner; and Mr. and Mrs. Donald E. Grempler, 400

E. Joppa Road, Towson, Maryland 21204, Contract Purchasers.

*John W. Hession, III*  
John W. Hession, III

PETITION FOR VARIANCE AND SPECIAL HEARING

8th District

ZONING: Petition for Variance for side yard setbacks and Special Hearing  
for office building and parking

LOCATION: East side of York Road, 55 feet South of Thelma Avenue

DATE & TIME: Tuesday, May 27, 1980 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,  
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and  
Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit side yard setbacks of  
2 feet and 35 feet, in lieu of the required 50 feet  
and Special Hearing under Section 500.7 of the Zoning  
Regulations of Baltimore County, to determine whether  
or not the Zoning Commissioner and/or Deputy Zoning  
Commissioner should approve the constructions of an  
office building and accessory parking area in an  
A-R Zone

The Zoning Regulation to be excepted as follows:

Section 243.2 - side yard setbacks

All that parcel of land in the Eighth District of Baltimore County

Being the property of The Stefanowicz Corporation, as shown on plat plan filed  
with the Zoning Department

Hearing Date: Tuesday, May 27, 1980 at 1:30 P.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,  
Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Paul Lee P.E.

Paul Lee Engineering Inc.

306 W. Pennsylvania Ave.  
Towson, Maryland 21204

824-59-1

DESCRIPTION

#2317 YORK ROAD

EIGHTH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

This description is for side yard variance.

Beginning for the same at a point on the east side of York Road, said  
point being located southerly 55'± from the centerline of Thelma Avenue;  
thence leaving said east side of York Road (1) N 89 degrees 34 minutes  
00 seconds E 70.93 feet, (2) N 42 degrees 18 minutes 10 seconds E 316.00  
feet (3) N 22 degrees 55 minutes 50 seconds E 148.93 feet (4) S 83  
degrees 56 minutes 03 seconds E 329.78 feet, (5) S 01 degrees 59 minutes  
19 seconds W 211.79 feet (6) S 59 degrees 36 minutes 23 seconds W 100.14  
feet (7) N 35 degrees 06 minutes 10 seconds W 148.00 feet thence (8)  
S 54 degrees 53 minutes 50 seconds W 554.05 feet to intersect the East  
right-of-way line of York Road, thence binding on the East right-of-way  
line of York Road by a curve to the left, (9) with a radius of 76,644.36  
feet and a distance of 46.85 feet, thence (10) N 18 degrees 03 minutes  
00 seconds W 81.18 feet to the place of beginning.

Containing 2.79 acre ± of land and known as #2317 York Road,  
Baltimore County, Maryland.



Engineers - Surveyors - Site Planners 3/14/80

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner Date: May 8, 1980  
John D. Seyffert, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Petition No. 80-244-ASPH Item 134

Petition for Variance for side yard setbacks and Special Hearing for  
office building and parking  
East side of York Road, 55 feet South of Thelma Avenue  
Petitioner- The Stefanowicz Corporation

Eighth District

HEARING: Tuesday, May 27, 1980 (1:30 P.M.)

The site plan for this development was approved by the Planning Board  
on April 17, 1980.

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JCH:cb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hammond  
Zoning Commissioner Date: April 21, 1980  
John D. Seyffert  
FROM: Director of Planning and Zoning  
SUBJECT: Proposed development in M.R. Zone - 2317 York Road

At its regular monthly meeting, held on April 17, 1980, the Baltimore County Planning  
Board reviewed the subject M.R. site and subsequently favorably recommended approval  
of the site plan.

As per Section 240.3 of the Baltimore County Zoning Regulations, I am forwarding you  
five copies of the Proposed Development Plan, which has been approved by this office.

*John D. Seyffert*  
John D. Seyffert  
Director of Planning and Zoning

JDS:JWL:rh

April 30, 1980

R. Bruce Alderman, Esquire  
305 W. Chesapeake Avenue  
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance and Special Hearing - E/S York Road,  
55' S of Thelma Avenue - The Stefanowicz Corporation  
Case No. 80-244-ASPH

TIME: 1:30 P.M.

DATE: Tuesday, May 27, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Mr. & Mrs. Donald E. Grempler  
400 E. Joppa Road  
Towson, Maryland 21204

*William E. Hammond*  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

May 19, 1980

R. Bruce Alderman, Esquire  
305 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Petition for Variance and Special Hearing  
The Stefanowicz Corporation  
E/S York Rd., 55' S Thelma Ave  
Case No. 80-244-ASPH

Dear Mr. Alderman:

This is to advise you that \$70.00 is due for  
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and  
remitt to Sondra Jones, Room 113, County Office Building, Towson,  
Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEL:ej



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Mr. Eugene Rober  
TO: Office of Current Planning & Development Date: March 27, 1980  
Nicholas Commodari  
FROM: Chairman, Zoning Plans Advisory Committee  
Proposed development in M.R. Zone  
SUBJECT: 2317 York Road

In accordance with Section 210.3 of the Baltimore County Zoning Regulations, I am forwarding five copies of the proposed development and elevation plans for the above referenced address.

Since the Planning Board must review these plans, I am requesting that you process them and notify me of their actions in writing.

*NBC*  
Nicholas Commodari

NBC/mkh

September 10, 1980

R. Bruce Alderman, Esquire  
305 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Petitions for Variances and Special  
Hearings  
E/S of York Road, 55' S of Thelma  
Avenue - 8th Election District  
The Stefanowicz Corporation -  
Petitioner  
NO. 80-244-ASPH (Item No. 134)

Dear Mr. Alderman:

I have this date passed my Orders in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Joseph Gehring  
1116 Linkside Drive  
Baltimore, Maryland 21234

Ms. Eileen Crawford  
A Touch of Green  
7317 York Road  
Timonium, Maryland 21093

John W. Kessian, III, Esquire  
People's Counsel

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 11, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: January 2, 1980

RE: Item No: 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

Paul Lee, P.E.

Paul Lee Engineering, Inc.

304 W. Pennsylvania Ave.

Towson, Maryland 21204

824-5941

DESCRIPTION

#2317 YORK ROAD

EIGHTH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

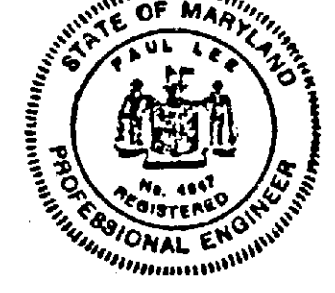
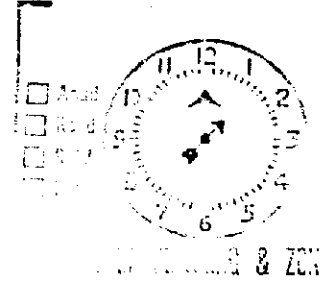
This description is for side yard variance.

Beginning for the same at a point on the east side of York Road, said point being located southerly 55'± from the centerline of Thelma Avenue; thence leaving said east side of York Road (1) N 89 degrees 34 minutes 00 seconds E 70.93 feet, (2) N 42 degrees 18 minutes 10 seconds E 316.00 feet (3) N 22 degrees 55 minutes 50 seconds E 143.93 feet (4) S 83 degrees 56 minutes 03 seconds E 329.78 feet, (5) S 01 degrees 59 minutes 19 seconds W 211.79 feet (6) S 59 degrees 36 minutes 23 seconds W 100.14 feet (7) N 35 degrees 06 minutes 10 seconds W 148.00 feet thence (8) S 54 degrees 53 minutes 50 seconds W 554.05 feet to intersect the East right-of-way line of York Road, thence binding on the East right-of-way line of York Road by a curve to the left, (9) with a radius of 76,644.36 feet and a distance of 46.85 feet, thence (10) N 18 degrees 03 minutes 00 seconds W 81.18 feet to the place of beginning.

Containing 2.79 acre ± of land and known as #2317 York Road,

Baltimore County, Maryland.

MAR 27 1980 PM

REVISED PLANS  
Item 134

Engineers - Surveyors - Site Planners 3/14/80

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 27th day of December, 1977.  
Filing Fee \$ 25 Received: ☒ Check ☐ Cash ☐ Other

Petitioner: Stefanowicz Corp. Submitted by William E. Hammond, Zoning Commissioner  
Petitioner's Attorney: R. Bruce Alderman Reviewed by BCP

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Petition For Variance  
And Special Hearing

6th District  
Zoning Petition for Variance for side yard setbacks and Special Hearing for office building and parking.  
Location: East side of York Road, 55 feet south of Thelma Avenue.  
Date & Time: Tuesday, May 27, 1980 at 1:30 P.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit side yard setbacks of 2 feet and 30 feet, in lieu of the required 50 feet and Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the construction of an office building and accessory parking area in an M-R Zone.

The Zoning Regulation to be excepted as follows:  
Section 243.2 - side yard setbacks.

All that parcel of land in the Eighth District of Baltimore County.

Beginning for the same at a point on the east side of York Road, said point being located southerly 55'± M.L. from the centerline of Thelma Avenue; thence leaving said east side of York Road (1) N 89° 34' minutes 00 seconds E 70.93 feet, (2) N 42° 18' minutes 10 seconds E 316.00 feet, (3) N 22° 55' minutes 50 seconds E 143.93 feet, (4) S 83° 56' minutes 03 seconds E 329.78 feet, (5) S 01° 59' minutes 19 seconds W 211.79 feet, (6) S 59° 36' minutes 23 seconds W 100.14 feet, (7) N 35° 06' minutes 10 seconds W 148.00 feet, thence (8) S 54° 53' minutes 50 seconds W 554.05 feet to intersect the East right-of-way line of York Road, thence binding on the East right-of-way line of York Road by a curve to the left, (9) with a radius of 76,644.36 feet and a distance of 46.85 feet, thence (10) N 18° 03' minutes 00 seconds W 81.18 feet to the place of beginning.

Containing 2.79 acres M.L. of land and known as #2317 York Road, Baltimore County, Maryland.

Being the property of the Stefanowicz Corporation, as shown on plat plan filed with the Zoning Department.

Hearing Date:  
TUESDAY, MAY 27, 1980  
AT 1:30 P.M.

Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of:  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County

## The Essex Times

Essex, Md., May 8 19 80

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of one successiveweeks before the 8th day ofMay, 1980

Publisher.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 088803

DATE April 29, 1980 ACCOUNT 01-662AMOUNT \$25.00RECEIVED FROM R. Bruce Alderman, EsquireFOR Filing Fee for Case No. 80-244-ASPH

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 088804

DATE June 1, 1980 ACCOUNT 01-662AMOUNT \$70.00RECEIVED FROM R. Bruce Alderman, EsquireFOR Advertising and Posting for Case No. 80-244-ASPH

VALIDATION OR SIGNATURE OF CASHIER

## CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 1980.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on May 8, 1980 of one time before the 27th day of May, 1980, the 8th publication appearing on the 8th day of May, 1980.

THE JEFFERSONIAN,

*Frank Smith*  
Manager.

Cost of Advertisement, \$.....

R. Bruce Alderman, Esquire  
305 West Chesapeake Avenue  
Towson, Maryland 21204

cc: Mr. Paul Lee, Engr. Inc.  
304 W. Pennsylvania Ave.  
Towson, Md. 21204

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 27th day of March, 1980.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Stefanowicz Corporation  
Petitioner's Attorney: R. Bruce Alderman, Esq. Reviewed by Nicholas E. Commodari  
Nicholas E. Commodari  
Chairman, Zoning Plans  
Advisory Committee

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 8 Date of Posting 5/11/80  
Posted for: Petition for Variance & Special Hearing  
Petitioner: The Stefanowicz Corporation  
Location of property: E/S of York Rd., 55' S of Thelma Ave.  
Location of Signs: front of property (facing York Rd.)

Remarks: 2 signs  
Posted by: Brian Coleman Date of return: 5/16/80

TUESDAY, MAY 27, 1980

AT 1:30 P.M.

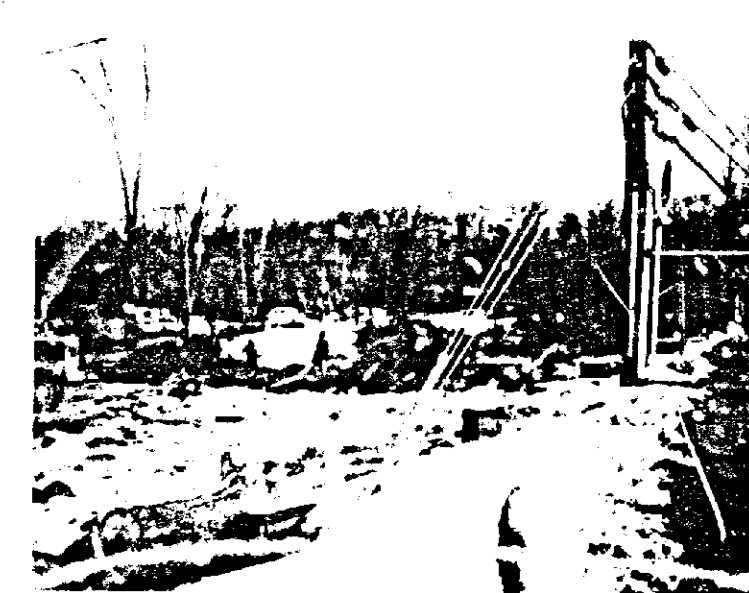
Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of:

WILLIAM E. HAMMOND,

Zoning Commissioner

of Baltimore County





# GREMPLER REALTY IS NUMBER ONE IN MARYLAND. HERE'S WHY.

## Residential Sales

**T**welve offices, linked by our exclusive Mark VII Computer network, work as one. Membership in every Multiple List System and Board plus Grempler's unique computer system make all listings instantly available at every office. These offices spread their coverage through Anne Arundel County, Baltimore City, and Baltimore, Carroll, Harford, Howard, Montgomery, and Prince George's Counties.

As a buyer, each Grempler client benefits from the instant information about all homes and finance plans available, which meet their individual requirements; information made available by the same Mark VII system that remains a Grempler exclusive.

As a seller, a Grempler client enjoys the same information network which creates the largest possible buyer pool for a house.

For a buyer or seller, Grempler's offices are open from nine a.m. to nine p.m.—seven days a week.

## More:

Grempler has an equity advance plan. With this service a client can buy a new home before the old home is sold. And the plan can be employed either locally or across the entire country.

For purchasers of million dollar estates or purchasers of beginner houses with government assisted loans, Grempler provides counseling without charge.

Our clients—no two alike. But always first!

## CORPORATE SERVICE/RELOCATION DEPARTMENT

Individual or group moves...we can help. We're a member of RELO, World Leader in Relocation. Grempler has a special department which works in conjunction with other members in 6,500 communities all over the world. 301-825-6400.

## Services at Departure Location:

1. Property evaluation
2. Home equity advance or home purchase
3. Management of empty house/insurance
4. Marketing and sale of house
5. Home title search and closing

## Services for Destination Area:

1. Area counseling
2. Home search sale or rental
3. Expert financing
4. Insurance/closing
5. Making friends



**NEW HOMES/LAND DEVELOPMENT DEPARTMENT** specializes in the implementation and development of professional new home sales teams which address the specific needs of the builder from maintaining up-to-the-minute information on land availability, product planning, financial consultation, advertising and sales to insure that maximum market acceptance and profitability are attained. 301-298-6400

**COMMERCIAL INDUSTRIAL DEPARTMENT**—Ours is a separate division devoted to provide the commercial and industrial client the most advanced techniques presently available in the real estate industry. A system designed to truly serve the

business community with accurate and updated information structured to eliminate the superfluous and pinpoint the relevant facts. Devoted to eliminate the complexities traditionally associated with the commercial and industrial segment of the real estate industry.

301-298-6400

**INVESTING/BUSINESS OPPORTUNITY**—Because real estate is the most secure investment today we offer services to large and small investors alike. We have special computer programs to assist you with your real estate assets. Call any of our 12 offices.

**FREE STATE MORTGAGE COMPANY**—Our mortgage company makes loans available even when money is tight because of our many contacts with financial institutions across the country and because we are approved as mortgage bankers governmentally as well as conventional. 301-298-3600

**TITLE COMPANY OF MARYLAND**—We provide trouble free closings—our professional staff provides insured closing as an agent for The Title Guarantee Company at no extra costs with extra service and convenience for our buyers and sellers. 301-298-3605

**DONALD E. GREMPLE INSURANCE CO.**—As an independent insurance agency representing LNA, Safeco and Andover Companies we can provide fire, life and casualty at competitive rates for the convenience of our buyers. 301-828-7500

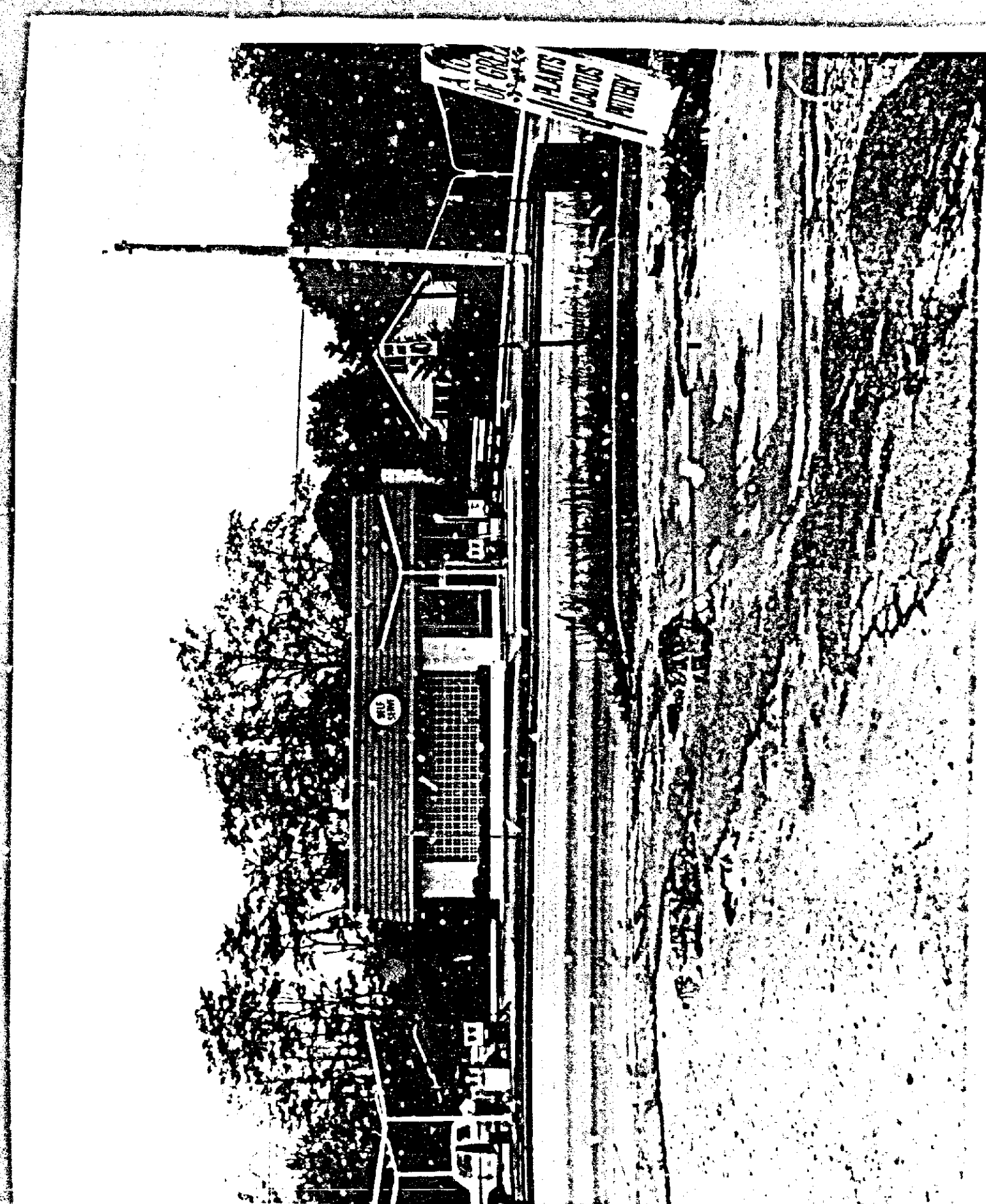
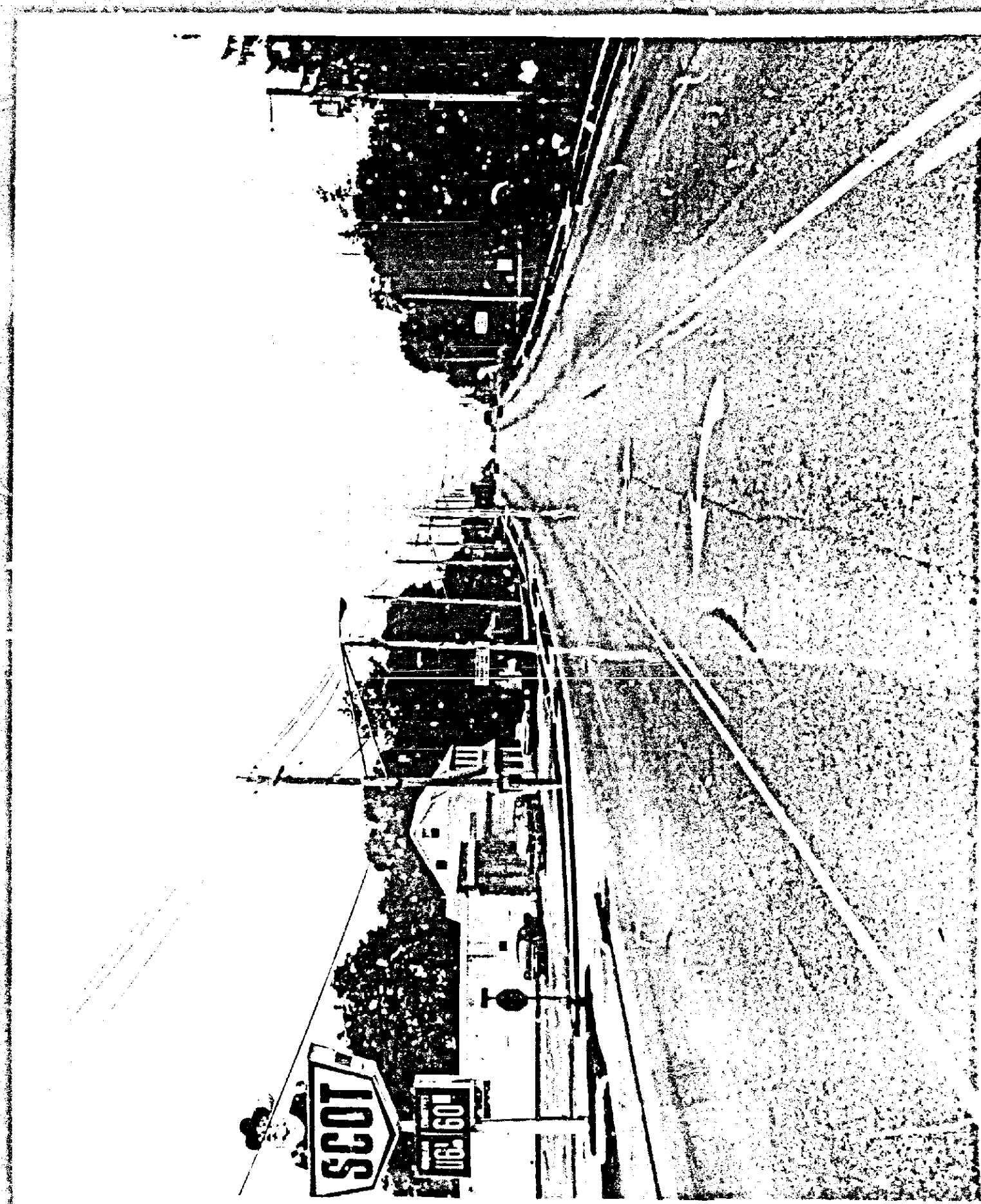
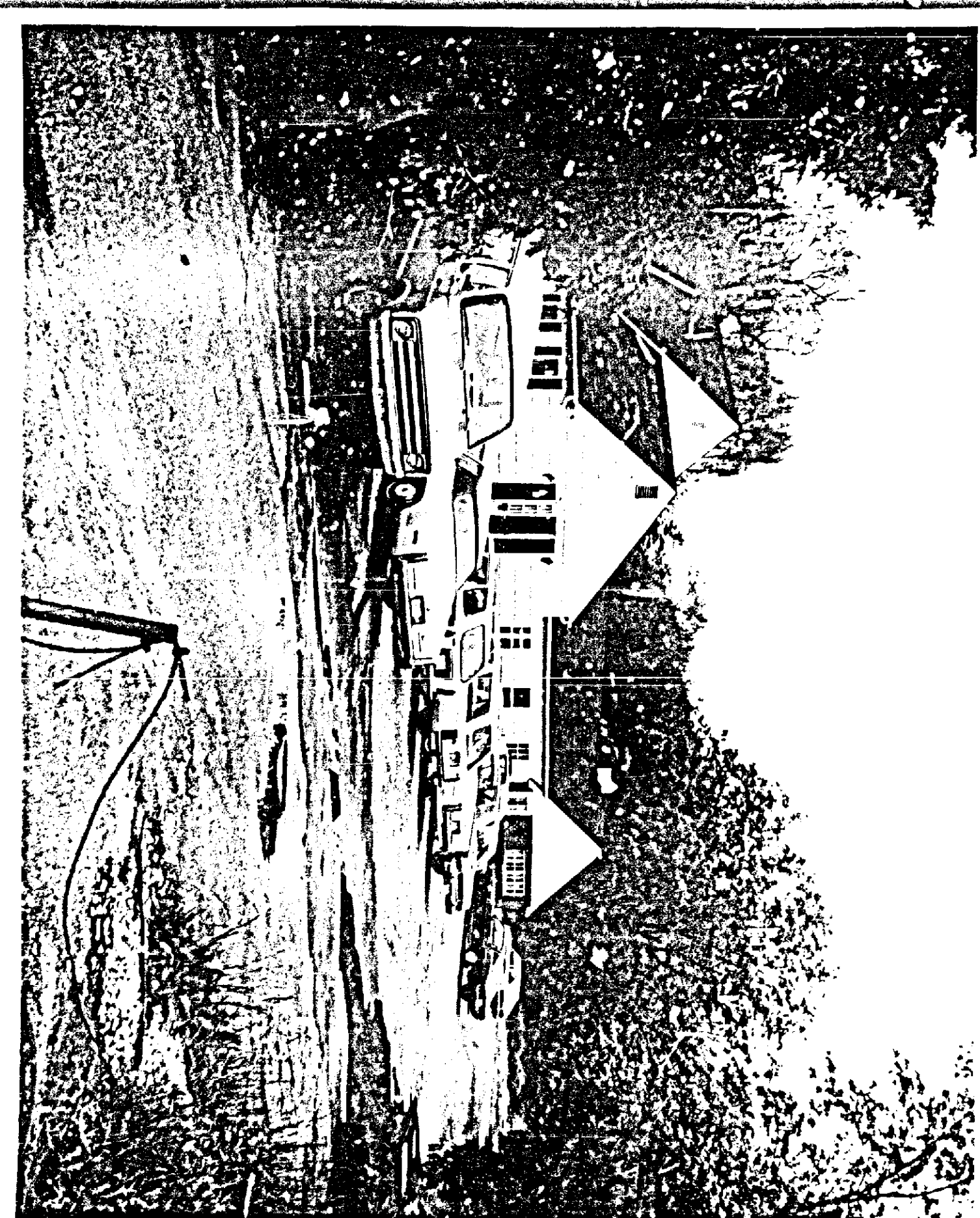
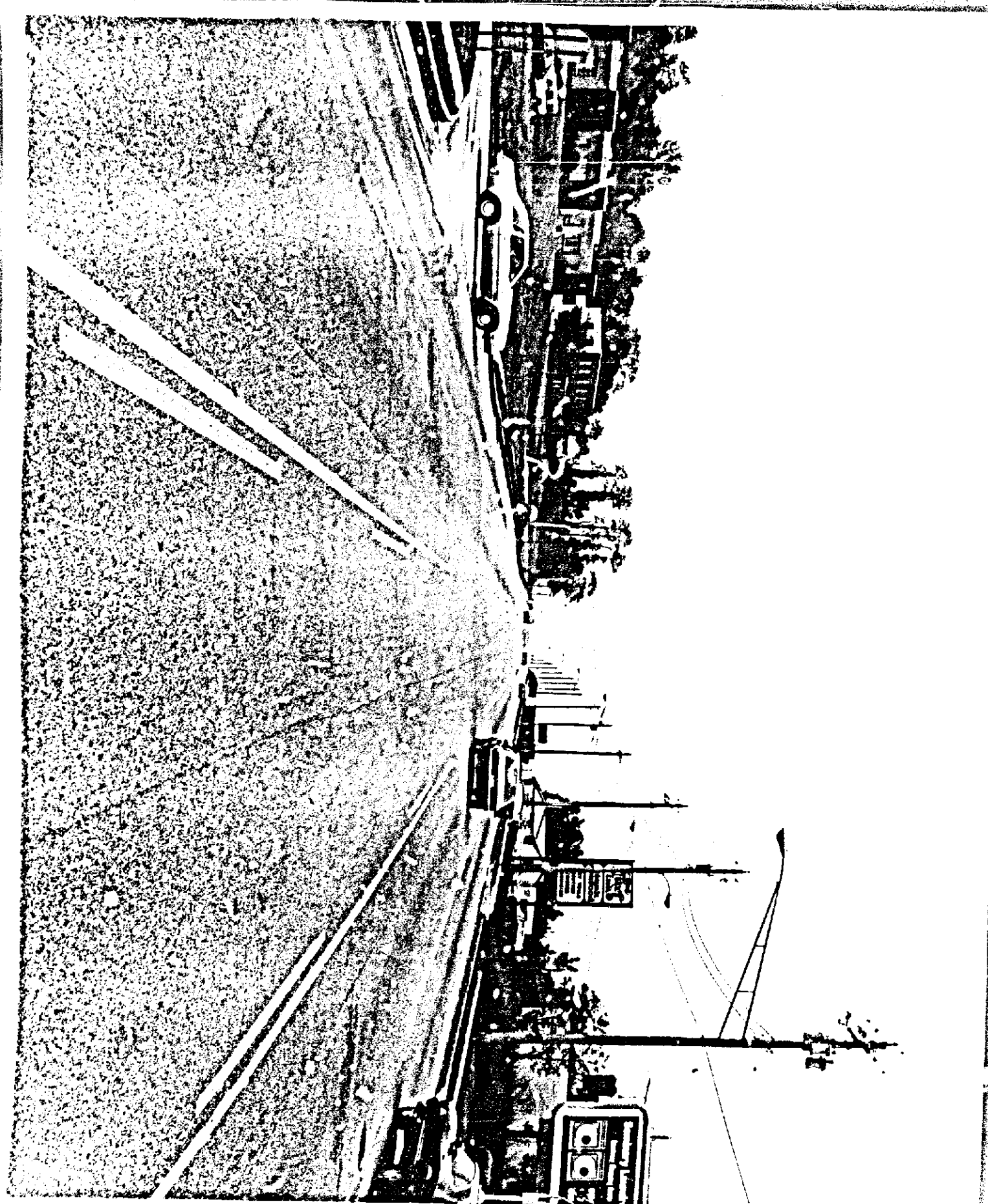
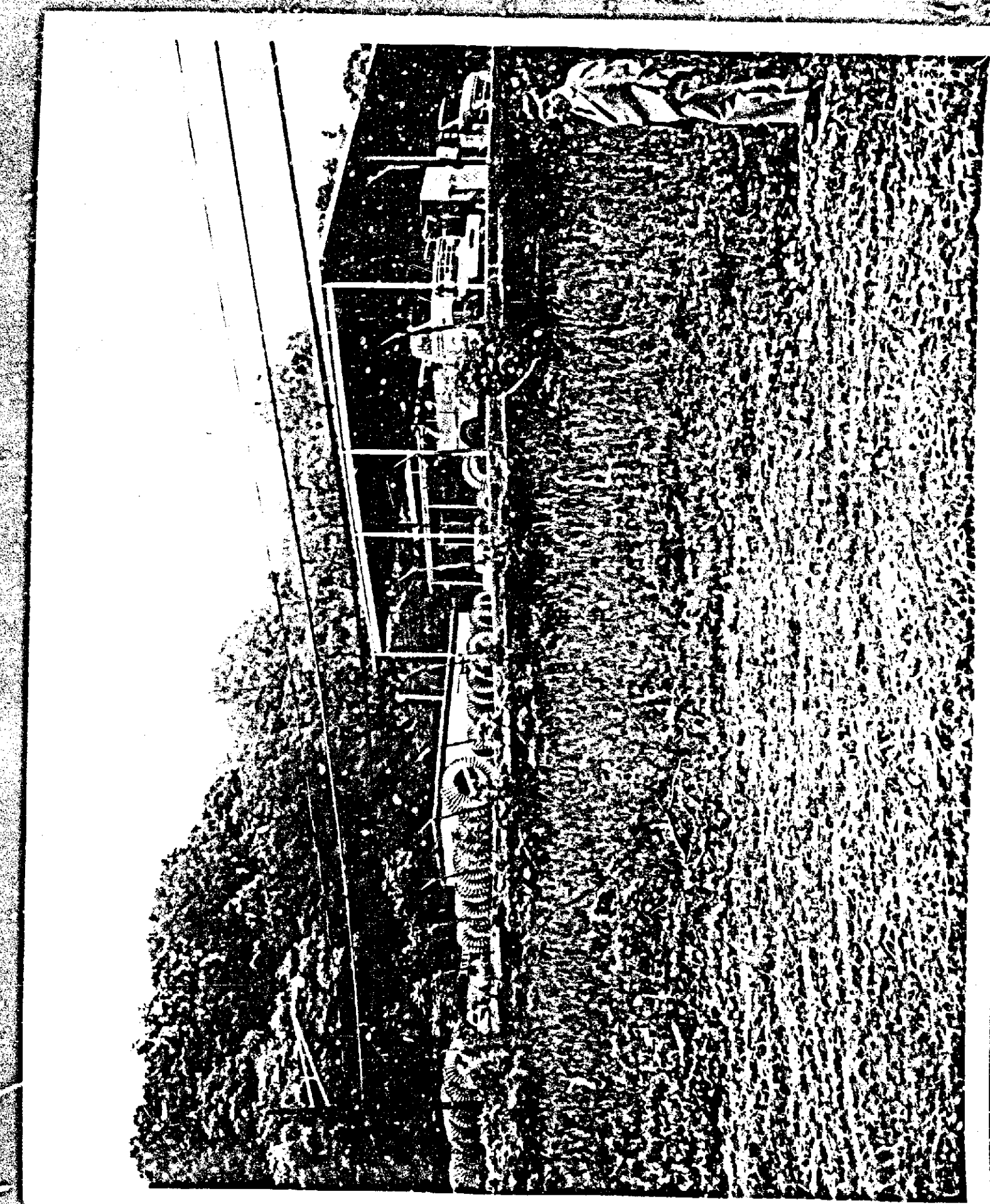
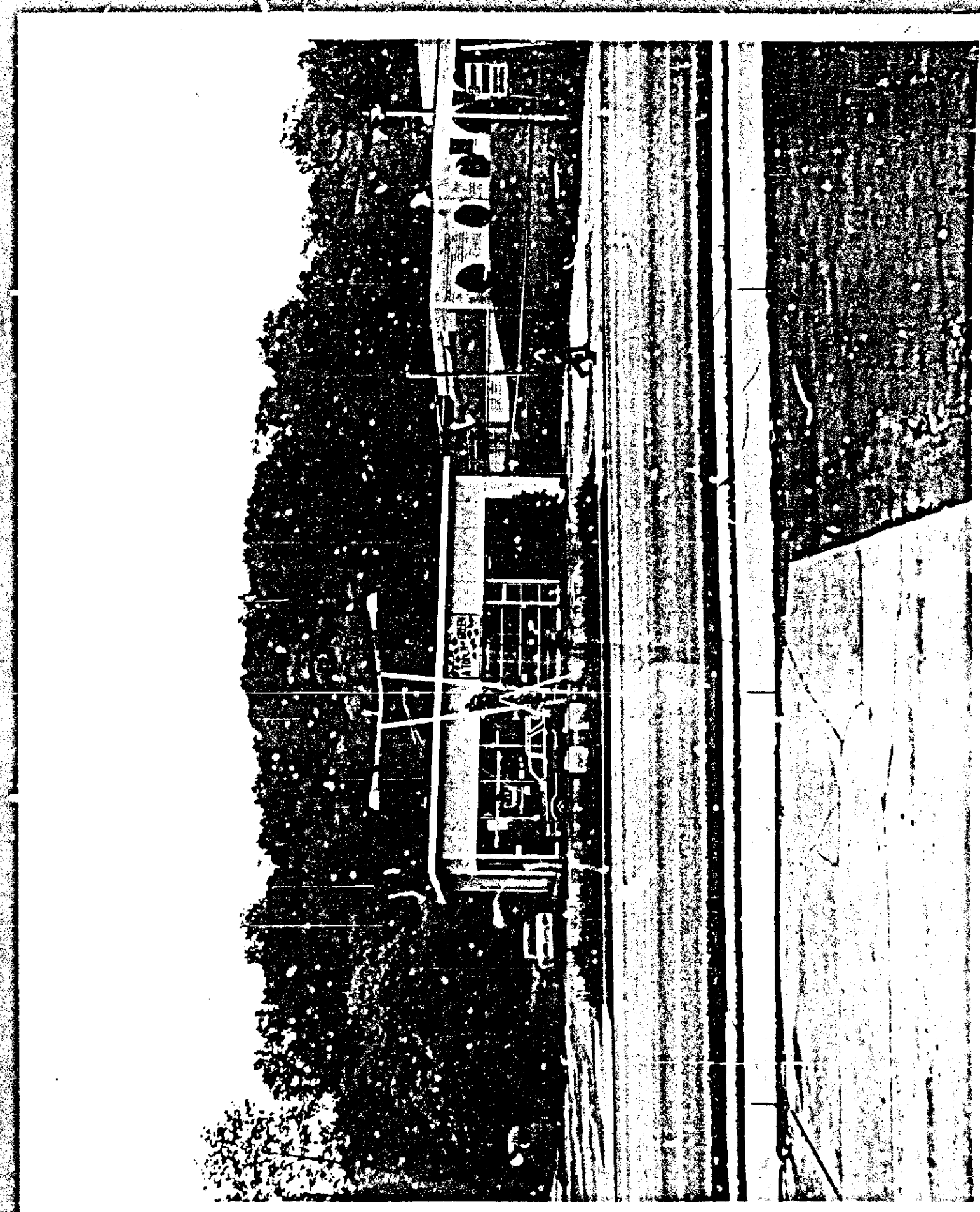
**COMPUTERS**—Because we started way back in 1964 we have specialized programs for whatever your needs are: builders—investors—individual homes, land—sellers—settlement costs—Just ask—we have it! This has been so successful a special company has been formed called DBMI (Data Base Management, Inc.) to lease or sell this software to Realtors everywhere. 301-296-3260

## PEOPLE SERVING PEOPLE.

Grempler is a vigorous, aggressive, professional organization. It is a company composed not only of buildings and machines, but more importantly of people who dedicate their talent to the objectives of service. We believe that if enough services

are unselfishly devoted to the people, churches, schools, civic organizations, government and the industry in which we thrive, business success will be assured. This philosophy, plus very special training for our personnel, have created

Grempler Realty's preeminent position in the Maryland market. But Grempler's position of leadership couldn't exist without our clients—past and present. Our clients. Always first.





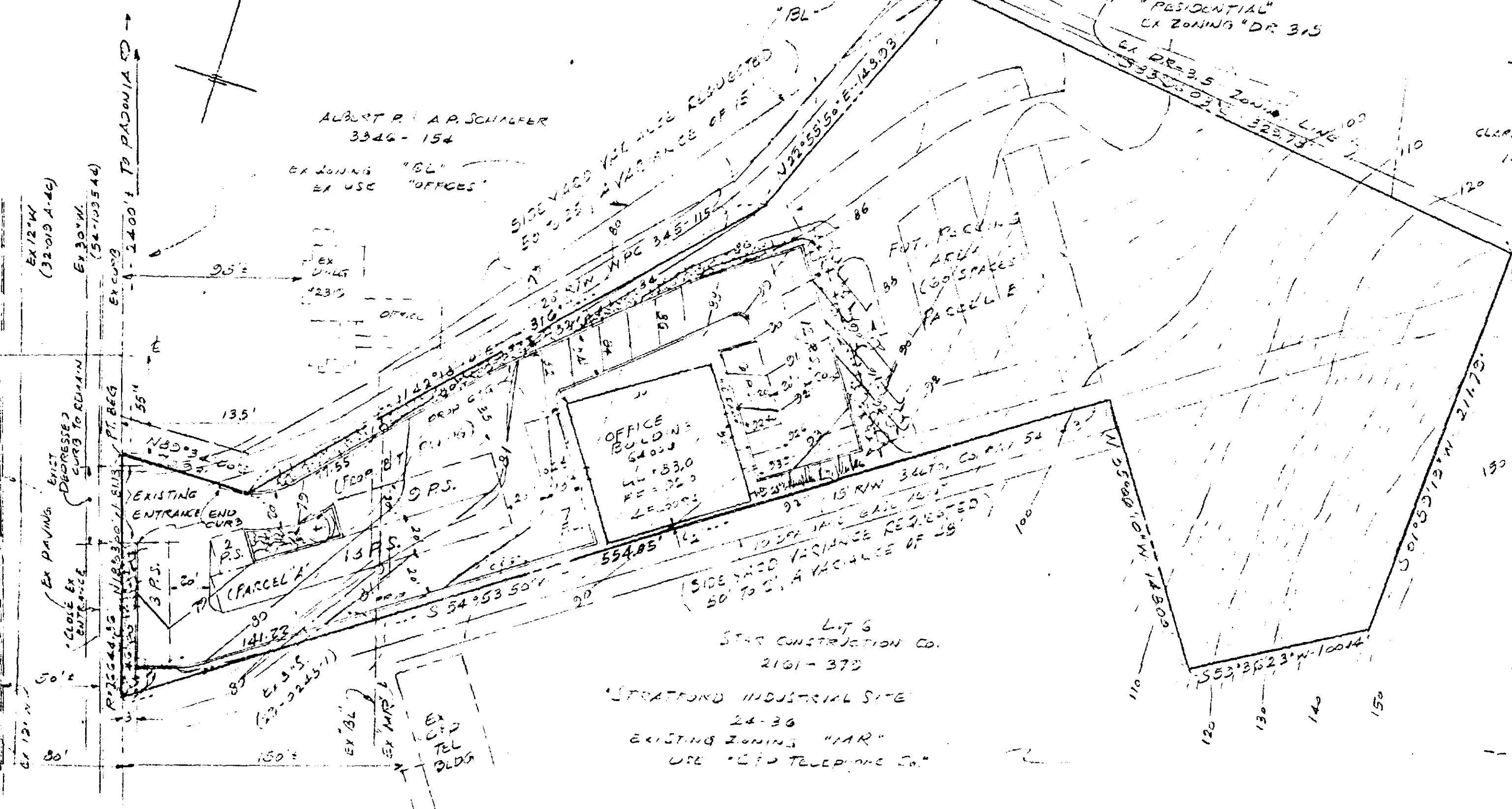
- PLANTING LIST
- DAK GREEN AMERICAN ARBORVITAE 4" 5' 5" 6" 60  
JAPANESE BLACK PINK 22  
RECENT PAGODA TREE 2  
HETZ JAPANESE HOLLY (2' 2 1/2' 3' 4" 20  
CALIFORNIA PRIVET (3' 4' 4' 4" 12

PLANTING LIST

THELMA  
AVE.

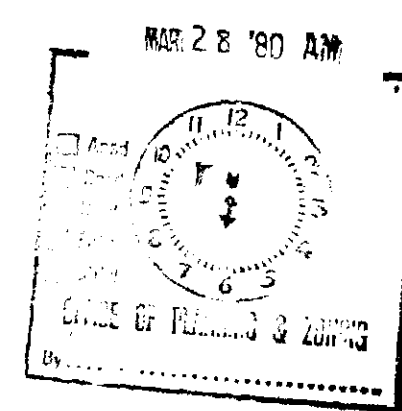
YORK  
ROAD

EXISTING ZONING "BL"  
EXISTING USE "SERVICE STA."



LOCATION MAP  
SCALE: 1" = 500'

REVISED PLANS  
MAR 28 '80 AM



GENERAL NOTES

1. AREA OF PROPERTY: 2.70 AC (PARCELS 0.324 & 2.376 AC ZONED MR)
2. EXISTING ZONING OF PROPERTY: PARCEL A - "BL" (PARCEL B - "MR")
3. EXISTING USE OF TRACT: ABANDONED SERVICE STATION & VACANT LAND
4. SITE IS LOCATED IN BEAVER DAM DRAINAGE AREA
5. PROPOSED USE OF TRACT: PROFESSIONAL OFFICE BUILDING
6. OFF STREET PARKING DATA:
  - a. AREA OF GROUND FLOOR: 6400 SF = 21.3 AS = 4300
  - b. AREA OF 2ND - 4TH FLOOR: 13200 SF = 33.4 AS = 17900
  - c. TOTAL SPACES: 60
  - d. TOTAL SPACES: 60
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 24.5.2 OF THE ZONING CODE TO PERMIT A SIDE YARD OF 2' 3" INSTEAD OF THE REQUIRED 5' 0", A VARIANCE OF 48" 3"
8. PUBLIC UTILITY AVAILABLE TO SITE
9. SITE SUBJECT TO SEWERAGE TREATMENT PLANT WATER NOT IN READY

PLAT TO ACCOMPANY PETITION  
FOR YARD VARIANCE  
FOR PROPERTY KNOWN AS  
#2317 YORK ROAD

ELECTION DIST. NO. 8 BALTIMORE COUNTY, MD.  
SCALE: 1" = 500' MARCH 28, 1980

10. FLOOR AREA RATIO (MR ZONE ONLY) = 25,600 / 107,532 = 23.8%
11. PROPOSED TO BE INSTALLED IN "B" ZONE NOT TO EXCEED 100 SF

PAUL LEE ENGR. INC.  
304 W. PENNSYLVANIA AVE.  
TOWSON, MD. 21204

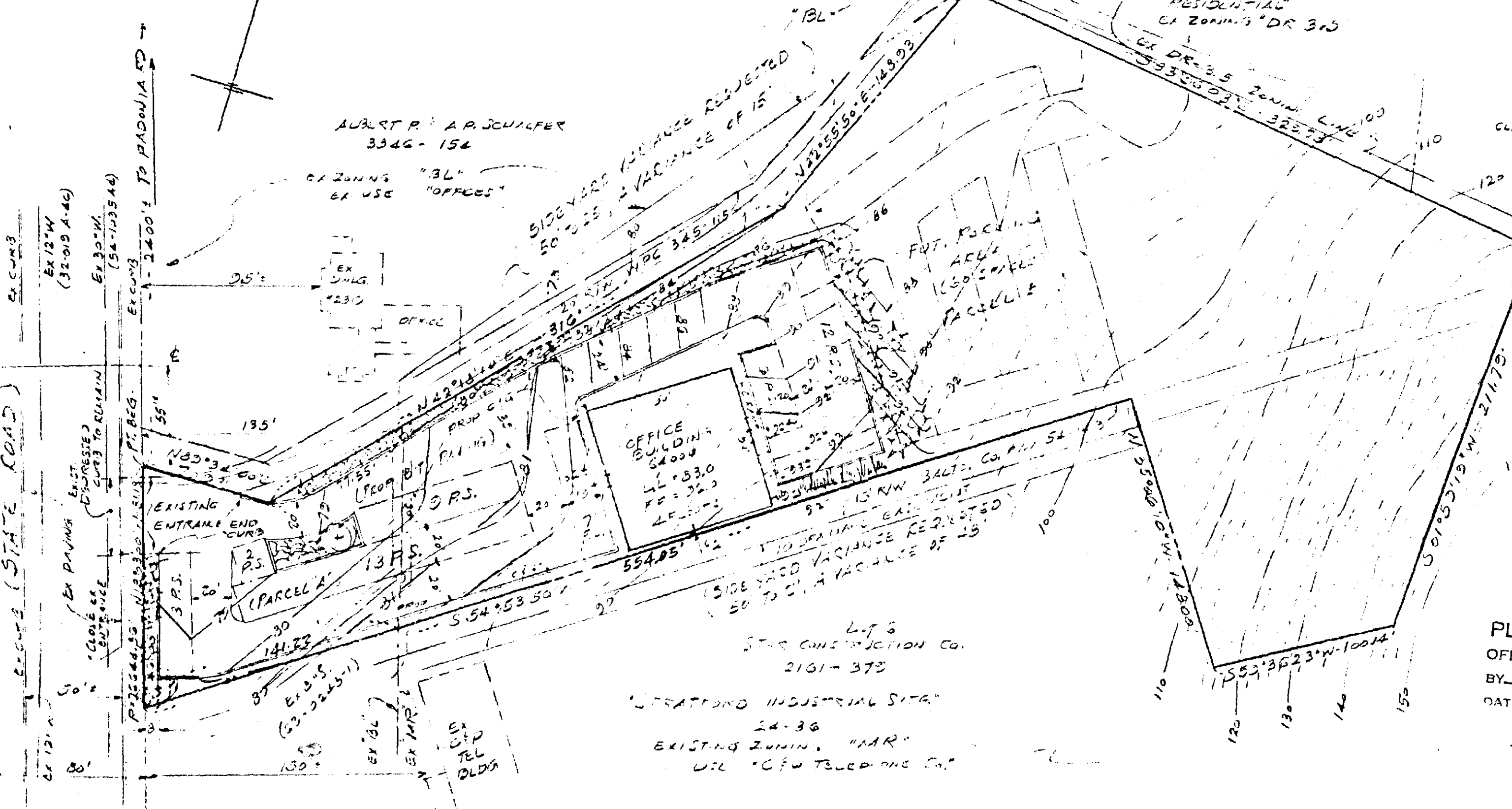
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RECENT PAGODA TREE 2  
HETZ JAPANESE HOLLY (2' 2 1/2' 3' 4" 20  
CALIFORNIA PRIVET (3' 4' 4' 4" 12

PLANTING LIST

THELMA  
AVE.

YORK  
ROAD

EXISTING ZONING "BL"  
EXISTING USE "SERVICE STA."



LOCATION MAP  
SCALE: 1" = 500'

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: [Signature]  
DATE: 4-17-80

GENERAL NOTES

1. AREA OF PROPERTY: 2.70 AC (PARCELS 0.324 & 2.376 AC ZONED MR)
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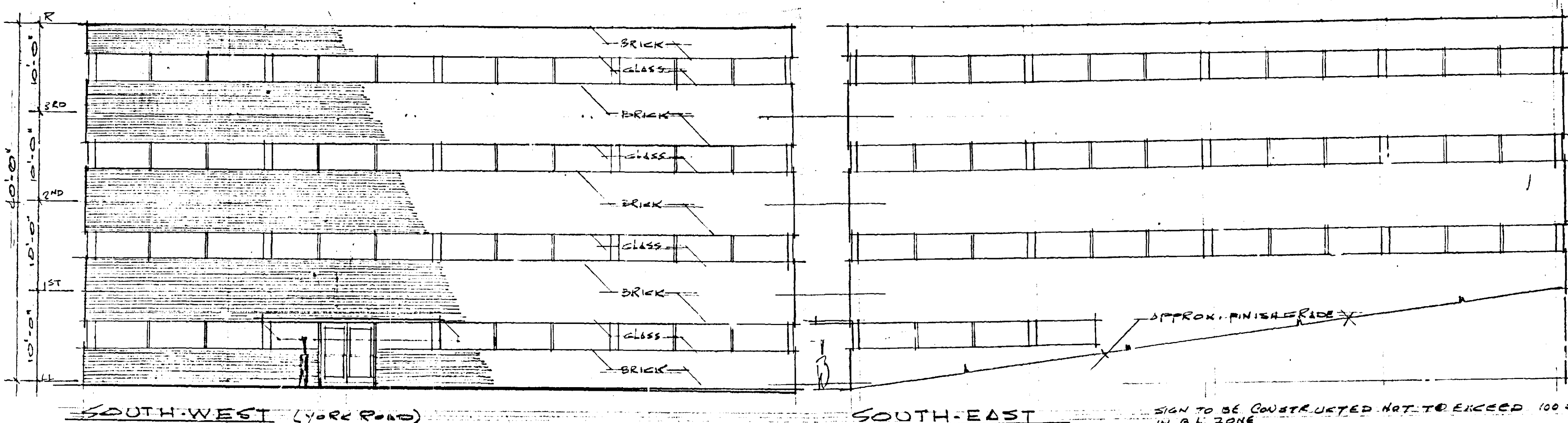
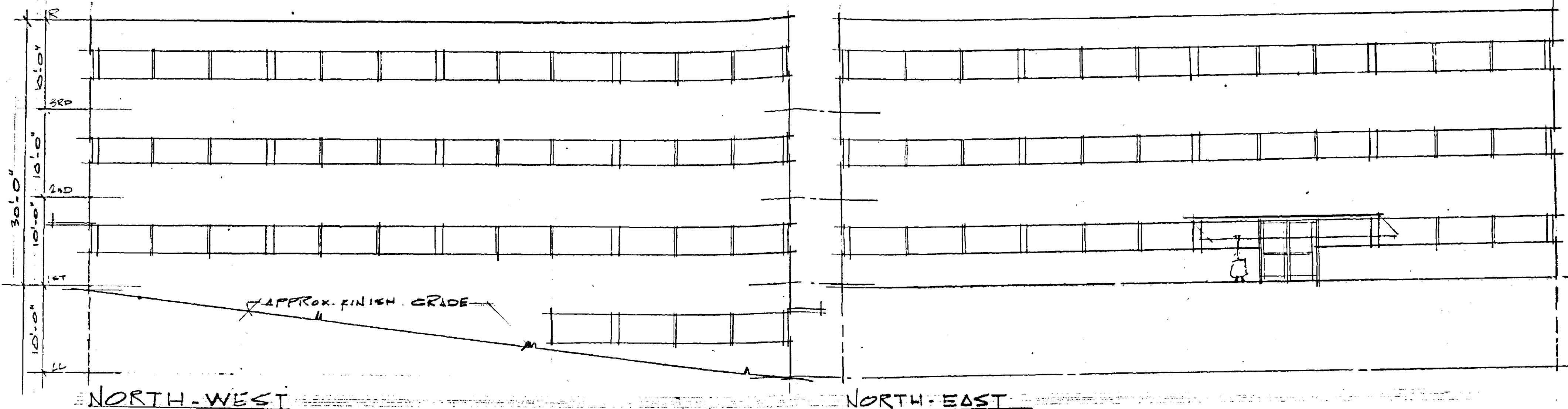
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FOR YARD VARIANCE  
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ELECTION DIST. NO. 8 BALTIMORE COUNTY, MD.  
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11. PROPOSED TO BE INSTALLED IN "B" ZONE NOT TO EXCEED 100 SF

PAUL LEE ENGR. INC.  
304 W. PENNSYLVANIA AVE.  
TOWSON, MD. 21204





**EXTERIOR ELEVATIONS 1/8"=1'-0"**

SIGN TO BE CONSTRUCTED NOT TO EXCEED 100 SF IN B.L. ZONE

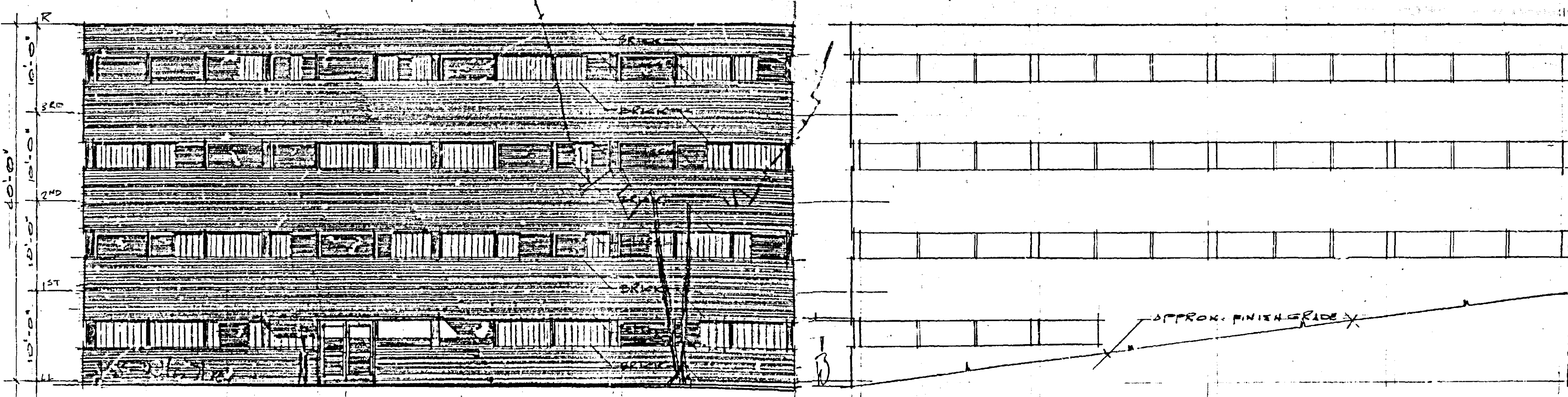
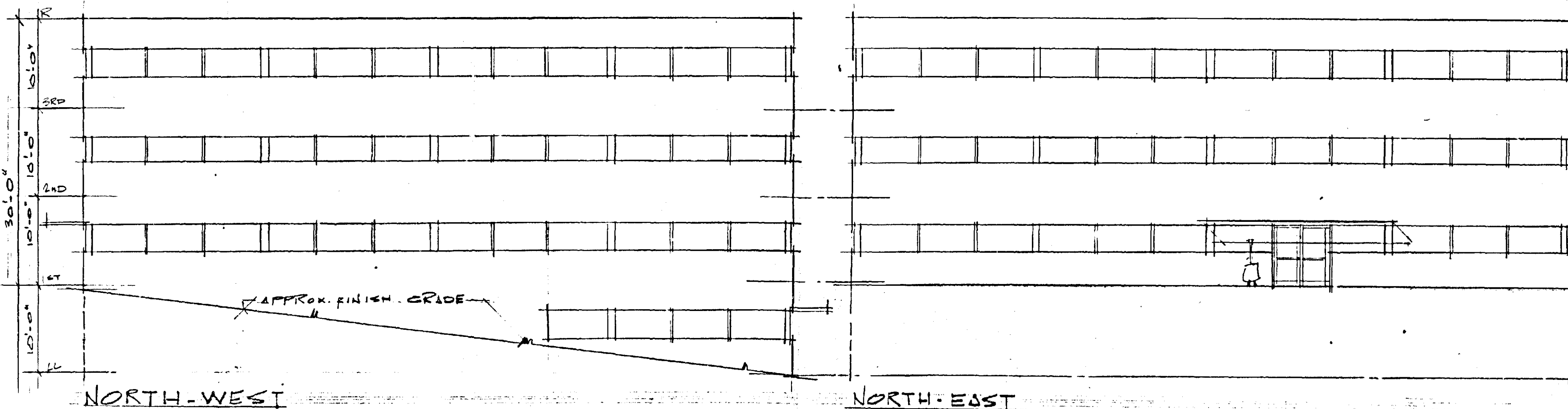
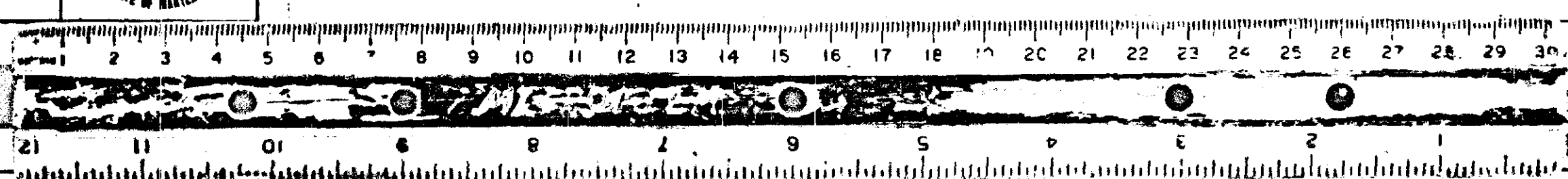
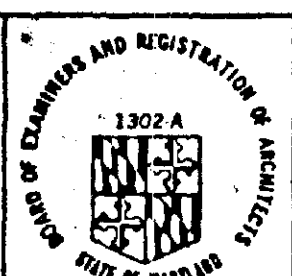
**PROPOSED  
OFFICE BUILDING**

2317 YORK ROAD  
ELECTION DIST. # 8  
BALTIMORE COUNTY, MD.

5-17-80

**a BOMONT ASSOCIATES project**

L. EDWARD WOLF architect  
bomont road lutherville, maryland 21093  
tel (ec301) 252 4154



**EXTERIOR ELEVATIONS 1/8"=1'-0"**  
NOTE: BRICK SIMILAR TO BLDG. LOCATED N.E. COR. JOPPA RD & FAIRMOUNT AVE. TOWSON

SIGN TO BE CONSTRUCTED NOT TO EXCEED 100 SF IN B.L. ZONE

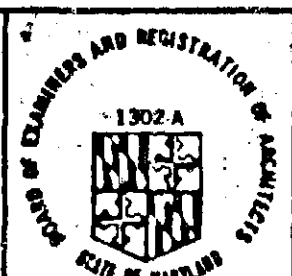
**PROPOSED  
OFFICE BUILDING**

2317 YORK ROAD  
ELECTION DIST. # 8  
BALTIMORE COUNTY, MD.

5-17-80

**a BOMONT ASSOCIATES project**

L. EDWARD WOLF architect  
bomont road lutherville, maryland 21093  
tel (ec301) 252 4154



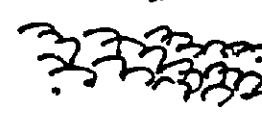
**PETITIONER'S  
EXHIBIT 3**

EXIST. ZONING: "DR. 3.5"  
EXIST. ZONING: "B-L"

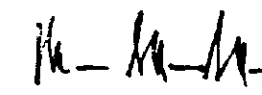
\*\*\*\*\* DARK GREEN AMERICAN ARBORVITAE OR PYRAMIDAL ARBORVITAE (4'-5', 5 1/4") - 60  
\*\*\*\*\* JAPANESE BLACK PINE - 22



REGENT PAGODA TREE - 2



HETZ JAPANESE HOLLY (2'-2 1/4", 3 1/2") - 20



CALIFORNIA PRIVET (3'-4", 4'-4 1/2") - 12

PLANTING LIST

EXIST. ZONING: "B-L"  
EXIST. ZONING: "M-R"

FUTURE  
PARKING AREA

80'  
PROP. 4STY. OFFICE  
BLDG.

6,400 S.F. / FL  
25,600 S.F. TOTAL

EXIST. ZONING: "B-L"  
EXIST. ZONING: "M-R"

NOTE: SIGN TO BE  
INSTALLED IN "B-L" ZONE

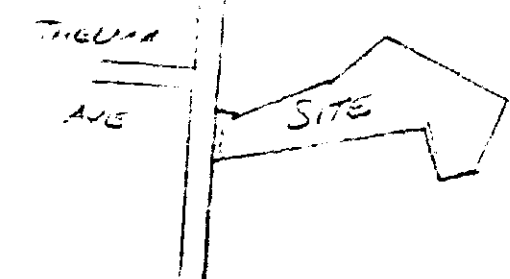
2317 YORK ROAD

PETITIONER'S  
EXHIBIT 2

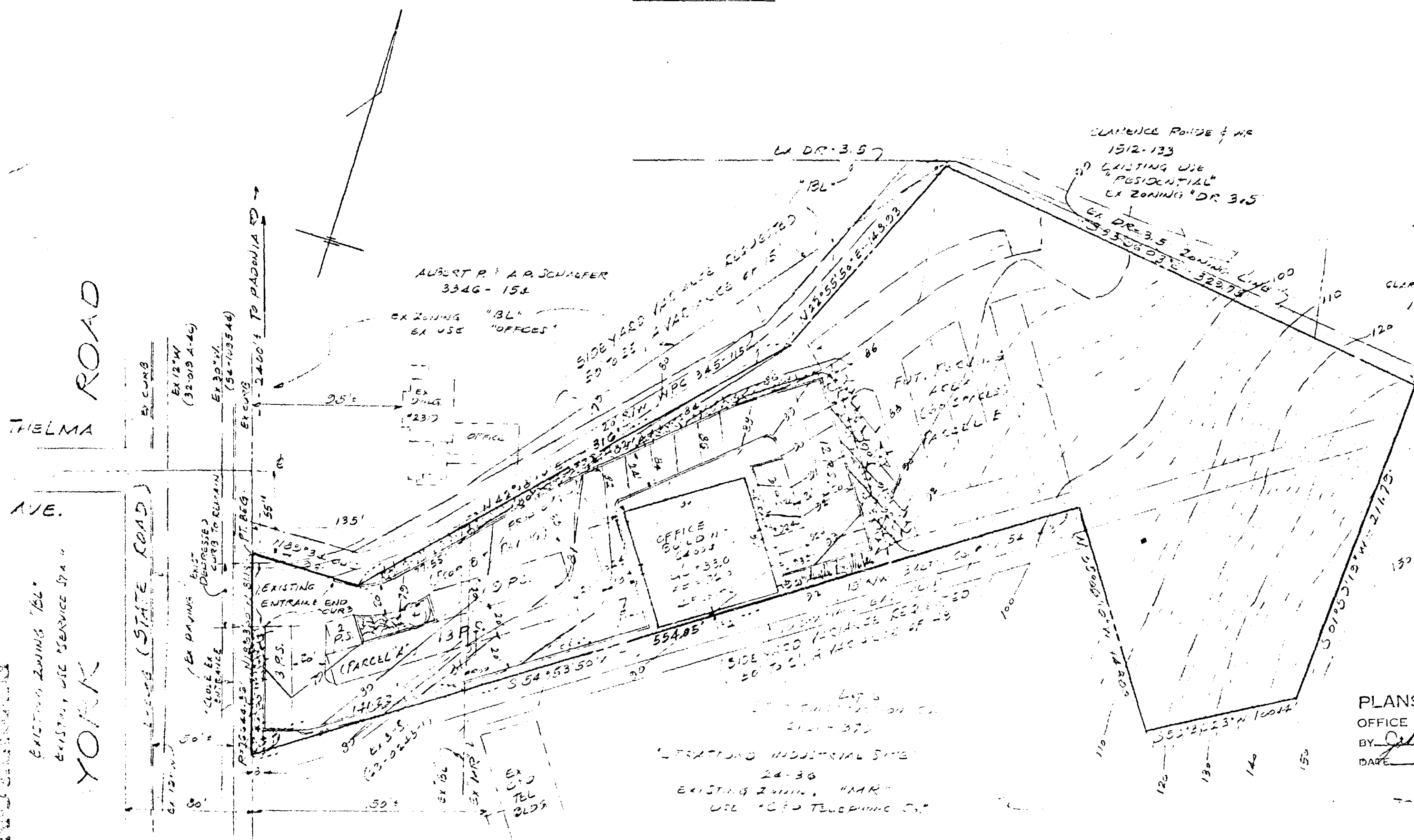


- DARK GREEN AMERICAN ARBOREVITAE OR PYRAMIDAL ARBOREVITAE (4'-5', 5' 1/2) 60  
 JAPANESE BLACK PINE 22  
 REGENT PAGODA TREE 2  
 HETZ JAPANESE HOLLY (2'-2 1/2', 3' 1/2) 20  
 CALIFORNIA PRIVET (3'-4', 4' 1/2) 12

# PLANTING LIST



LOCATION MAP  
SCALE: 1" = 500'



PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY: *John T. [Signature]*  
 DATE: 4-17-80

## GENERAL NOTES

1. AREA OF PROPERTY - 2.79 AC (PARCEL A 0.42 AC 240'x120'; PARCEL B 2.47 AC 760'x150')
2. EXISTING ZONING OF PROPERTY - PARCEL A - BL; PARCEL B - MR
3. EXISTING USE OF TRACT - RAILROAD SERVICE STATION - VACANT LAND
4. SITE IS LOCATED IN BEAVER DAM DRAINAGE AREA
5. PROPOSED USE OF TRACT - PROFESSIONAL OFFICE BUILDING
6. OFF STREET PARKING DATA:
  - a. AREA OF GROUND FLOOR = 6400 SF = 21.3 RS = 1/300
  - b. AREA OF 2ND - 4TH FLOORS = 13200 SF = 39.4 RS = 1/300
  - c. TOTAL SPACES REQ'D = 60
  - d. TOTAL SPACES SHOWN = 62 (INCLUDING 2 GOVT SPACES)
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 24.5.2 OF THE ZONING CODE TO PERMIT A SIDEYARD OF 2' 1/2" INSTEAD OF THE REQUIRED 50' A VARIANCE OF 45' 1/2"
8. PUBLIC UTILITY IS ADJACENT TO SITE
9. SITE SUBJECT TO SEDIMENTATION APPROVAL & OTHER WATER MGT. RULES

PLAT TO ACCOMPANY PETITION  
 FOR YARD VARIANCE  
 FOR PROPERTY KNOWN AS  
 #2317 YORK ROAD

ELECTION DIST. N18  
 SCALE: 1" = 50'  
 BALTIMORE COUNTY, MD.  
 MARCH 25, 1980

10. FLOOR AREA CALCULATED (ZONE ONLY) = 25,600 - 22,800 = 2,800
11. FROM 50' TO BE NOTICED IN BL ZONE NOT TO EXCEED 2000'

PETITIONER'S  
 EXHIBIT 1

PAUL LEE ENGR. INC.  
 304 W. PENNSYLVANIA AVE  
 TOWSON, MD. 21204

